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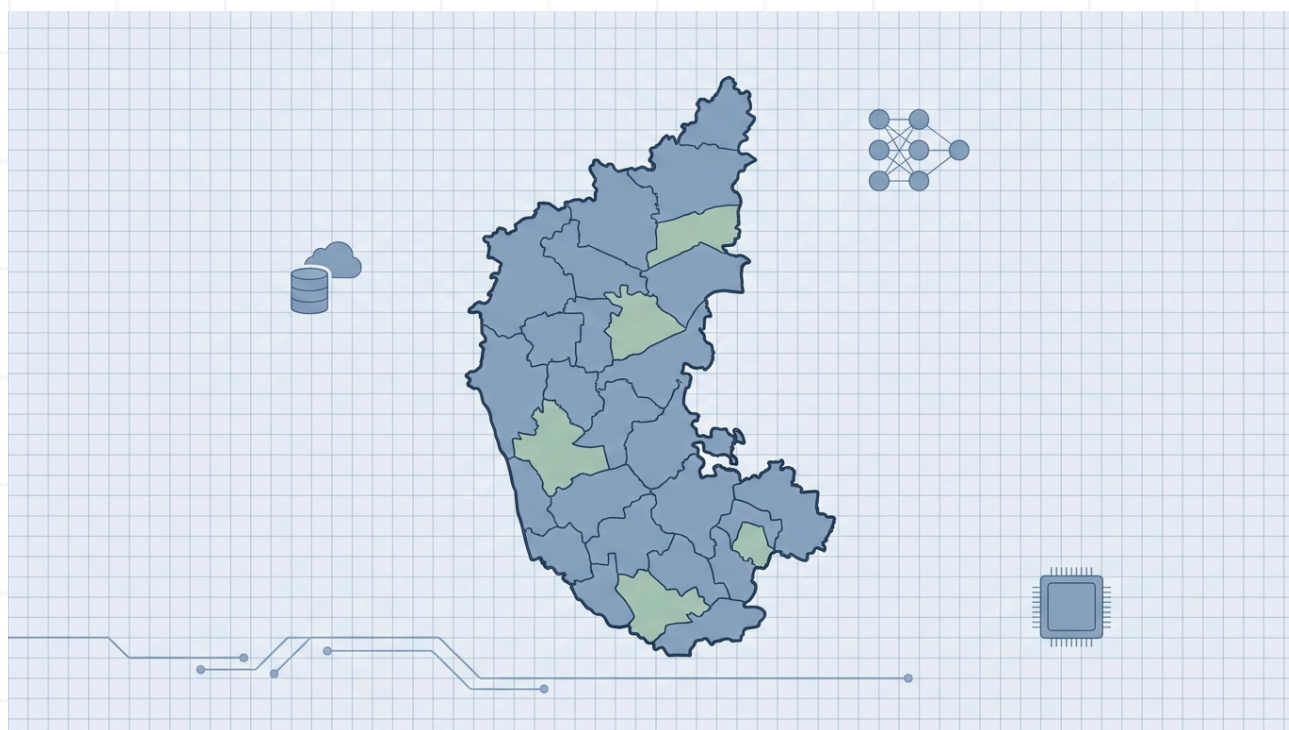
ADVOCATES & LEGAL CONSULTANTS

Resolving Disputes, Building Futures.

POLICY & INVESTMENT BRIEF · 2026

AI and Land Governance in Karnataka

What government, lawyers, developers and investors
should understand now.



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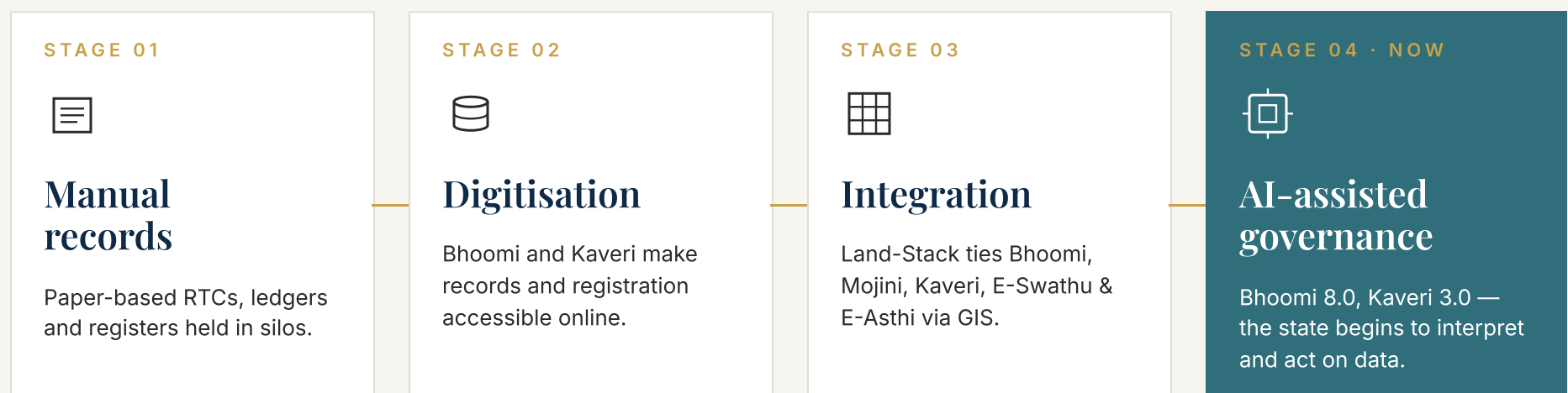
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From digitisation to AI-assisted governance

Karnataka has long led India on digital land records — through **Bhoomi** and **Kaveri**. The next phase — **Karnataka Land-Stack**, **Bhoomi 8.0**, **Kaveri 3.0**, AI-based paperless registration, and a state-level Responsible AI framework — moves the state from storing data to interpreting and acting on it.

FOUR STAGES OF EVOLUTION



A DEFINING SHIFT

“The state is no longer just storing land data — it is beginning to interpret, classify, and act upon it.”

Why this shift matters

Different stakeholders, different stakes.



GOVERNMENT OFFICIALS

Less paperwork. Stronger audit trails. Better anomaly detection. Improved revenue realisation — and a workflow that frees field officers from routine collation.



LAWYERS

A new category of disputes at the intersection of land law, administrative law, evidence, data governance, and AI accountability — an emerging practice area in itself.



INVESTORS & DEVELOPERS

Due diligence becomes more system-based, more data-intensive, and less tolerant of inconsistencies across linked records. Substance, not labels, governs.



CITIZENS & LANDOWNERS

More accuracy, less fraud — but only if records are correctly linked, classified, and explained, with reasons a citizen can actually read and contest.

Five pillars of Karnataka's AI land stack

What is being built — and why it matters.

01



Karnataka Land-Stack

A GIS-based master platform integrating **Bhoomi, Mojini, Kaveri, E-Swathu** and **E-Asthi** — one parcel, one truth.

02



Bhoomi 8.0

The next-generation **RTC and land-records platform** announced in the Karnataka Budget 2026.

03



Kaveri 3.0

AI-based paperless property registration — the next leap from Karnataka's flagship e-registration system.

04



AI Deed Generation & Classification

Auto-drafting plus AI-based analysis of uploaded documents to identify the **true nature of a transaction** for stamp duty.

05



Responsible AI Framework

A state-level committee framing **safe, ethical, transparent and accountable** AI use in public governance.

Five practical clusters of future land disputes

Where AI-era litigation in Karnataka is likely to concentrate.

01	Registration & stamp-duty disputes	TRIGGER Kaveri 3.0 classifies a deed differently from how the parties described it. PATTERN Challenges to higher duty, penalty, or wrong classification.
02	Mutation & land-record disputes	TRIGGER Land-Stack integration reveals inconsistencies between Bhoomi, Mojini, Kaveri, E-Swathu, E-Asthi. PATTERN Writs, appeals, blocked mutation.
03	Survey, boundary & GIS-linked disputes	TRIGGER Drone & GIS updates conflict with legacy records or on-ground possession. PATTERN Boundary disputes, resurvey objections.
04	Enforcement, encroachment & illegal construction	TRIGGER Integrated systems flag misuse or deviation from approved use. PATTERN Challenges to notices, demolition steps, use-classification.
05	Vendor & system-failure disputes	TRIGGER AI tools misclassify or fail at scale. PATTERN Contract claims, arbitration, public-law challenges.

When the algorithm reclassifies your deed

Clusters 01 & 02 — examined in detail.

CLUSTER 01

Registration & stamp-duty disputes

- AI in **Kaveri 3.0** may infer the real nature of a transaction — treating a licence as a lease, or a simple deed as development-oriented.
- Disputes will turn on whether the officer **applied independent mind**, recorded reasons, and did not act **solely** on the system's recommendation.

PRINCIPLE

“AI may assist — but the statutory decision must remain visibly human.”

CLUSTER 02

Mutation & land-record disputes

- Integration exposes **contradictions** between Bhoomi, Mojini, Kaveri, E-Swathu and E-Asthi that older silos could quietly ignore.
- Anomaly flags, linkage errors or duplication checks can **block mutation** or confuse ownership history.

PRINCIPLE

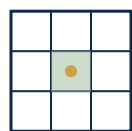
“Data integration must not become silent adjudication.”

COMMON THREAD

Reasoned, human-readable decisions — auditable from start to finish.

Boundaries, enforcement, and the systems behind them

Clusters 03, 04 & 05 — examined in detail.



CLUSTER 03

Survey, boundary & GIS-linked disputes

GIS overlays and drone-based reconciliation will conflict with legacy documents and long-standing on-ground possession. Expect **boundary shifts, overlap claims** and reclassification challenges as new survey maps go live.



CLUSTER 04

Enforcement, encroachment & illegal construction

AI-flagged misuse or deviation must not be treated as final proof. Notices issued **without field inspection or hearing** will be challenged as arbitrary. Field-verification, not the alert, is the basis for action.



CLUSTER 05

Vendor & system-failure disputes

When platforms misclassify or fail at scale, expect contract-heavy disputes over **performance, auditability, indemnities** and citizen harm — with significant public-law spillover.

A checklist for officials

AI as decision-support — not as decision-maker.



Treat AI as decision-support, not replacement.

Every statutory decision must remain visibly human, with the official as the decision-maker on record.



Record when AI was used — and for what.

Note its limited purpose in every case file: which tool, which output, which step it informed.



Require human-readable reasons.

A system label or anomaly score is not a reason. Reasons must be intelligible to a citizen and a court.



Preserve notice, hearing and review.

Before acting on any AI-generated alert, the citizen must be heard and given an opportunity to respond.



Field-verify physical realities.

Boundaries, structures, encroachments and land use must still be confirmed on the ground — not in software alone.



Draft strong vendor-management clauses.

Transparency, audit cooperation, accountability for errors — built into every AI procurement contract.

These are not anti-technology measures — they are the conditions under which technology becomes legally defensible.

Preparing for the next decade

Two professions, one playbook: be ready, be rigorous, be early.



FOR LAWYERS

An emerging practice area

Land law, administrative law, data governance, evidence and AI governance — converging into a single new specialty.

BUILD CAPABILITY IN

- AI-assisted registration & stamp-duty challenges
- Mutation & record-correction litigation from data integration
- Survey & GIS-based objections and appeals
- Challenges to AI-triggered enforcement action
- Vendor, procurement & system-failure disputes



FOR INVESTORS & DEVELOPERS

A new due-diligence bar

Land due diligence is becoming more integrated, more transparent, more demanding — and unforgiving of legacy shortcuts.

MAKE STANDARD PRACTICE

- Verify records across **all linked platforms**, not just one document
- Check for resurvey, mutation or anomaly flags on the parcel
- Keep transaction structure clean — **AI looks at substance, not labels**
- Preserve a complete compliance record for future digital enforcement
- Treat fragmented due diligence as a **legacy risk**

The early movers will set the standards of practice for the decade.

THE REAL QUESTION

“The real question is not whether Karnataka will use AI in land governance.

It is whether Karnataka can *govern AI well enough* to preserve legality, fairness, and confidence in the land administration system.”

— POLICY & INVESTMENT BRIEF · 2026

Modernization · Transparency · Legal Preparedness · Investment Confidence



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SOURCES · Indian Express · The Hindu · New Indian Express · Economic Times · PIB · IndiaAI · Karnataka Budget 2026